108.0	0002	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,040,700 / 1,040,700
					USE VALUE: 1,040,700 / 1,040,700
					ASSESSED: 1,040,700 / 1,040,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LAWRENCE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HODOUS BRIAN L
Owner 2:	WILLIAMS KRISTIN
Owner 3:	
Street 1:	22 LAWRENCE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	22 LAWRENCE LANE LLC -
Owner 2:	-
Street 1:	C/O STEVEN DUNCAN
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02116

NARRATIVE DESCRIPTION

This parcel contains 9,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Wood Shingle Exterior and 2381 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9350.000	549,500	800	490,400	1,040,700
Total Card	0.215	549,500	800	490,400	1,040,700
Total Parcel	0.215	549,500	800	490,400	1,040,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.12 | /Parcel: 437.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	68937
GIS Ref	
GIS Ref	
Insp Date	12/12/08

!8472!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	549,500	800	9,350.	490,400	1,040,700	1,040,700	Year End Roll	12/18/2019
2019	101	FV	427,200	800	9,350.	497,400	925,400	925,400	Year End Roll	1/3/2019
2018	101	FV	427,200	800	9,350.	371,300	799,300	799,300	Year End Roll	12/20/2017
2017	101	FV	164,300	600	9,350.	336,200	501,100	501,100	Year End Roll	1/3/2017
2016	101	FV	164,300	600	9,350.	322,200	487,100	487,100	Year End	1/4/2016
2015	101	FV	163,500	600	9,350.	273,200	437,300	437,300	Year End Roll	12/11/2014
2014	101	FV	174,400	600	9,350.	259,200	434,200	434,200	Year End Roll	12/16/2013
2013	101	FV	174,400	600	9,350.	246,600	421,600	421,600		12/13/2012

PRINT

Date	Time
12/10/20	23:02:46

LAST REV

Date	Time
11/19/20	11:21:48
danam	
8472	

USER DEFINED

Prior Id # 1:	68937
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
22 LAWRENCE LAN	69116-125		4/7/2017	Portion-Asst	1,180,000	No	No		2520 sq ft land in Winchester total lot size
CARPENTER JOHN	66285-430		10/27/2015	Portion-Asst	514,500	No	No		2520 sq ft land in Winchester total lot size
ANDERSON MOLLY	60989-519		1/16/2013	Portion-Asst	410,000	No	No		
CONRY MARTIN/ET	25199-473		2/28/1995	Portion-Asst	196,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1045	Wood Dec	29,000	O				
1/30/2019	134	Solar Pa	31,480	C				
1/8/2016	23	Inter Fi	231,000		1/8/2016			total interior gut
11/17/2015	1782	Inter-De	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2016	Permit Visit	DGM	D Mann
12/12/2008	Meas/Inspect	189	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
7/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9350		Sq. Ft.	Site		0	70.	0.75	5									490,351						490,400	

Total AC/HA: 0.21465 | Total SF/SM: 9350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 490,351 | Spl Credit | Total: 490,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16070032
Const Adj.:	0.99989998
Adj $ / SQ:	145.073
Other Features:	108835
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	556165
Depreciation:	6674
Depreciated Total:	549491

COMMENTS

Part in Winchester total lot size 11,870 sq. ft..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

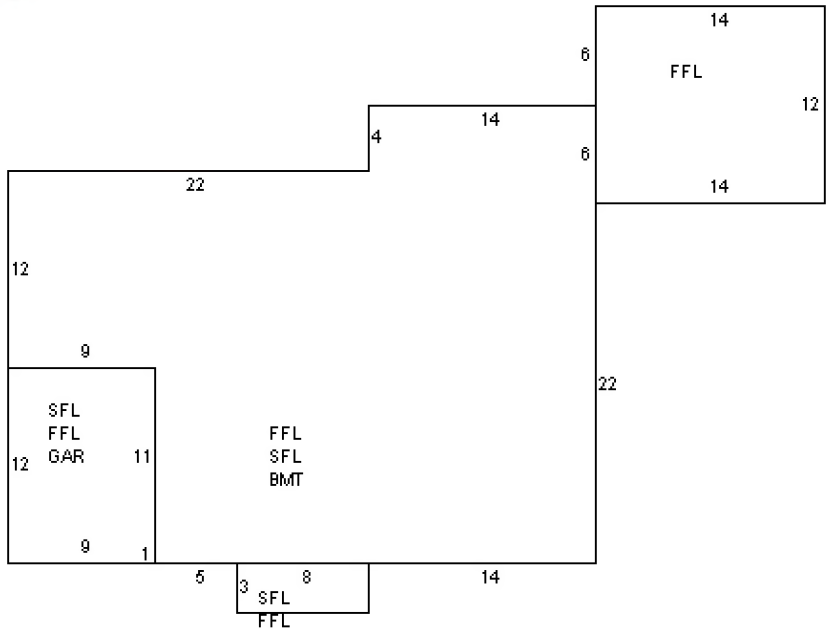
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,112	145.070	161,321
SFL	Second Floor	944	145.070	136,949
BMT	Basement	812	59.630	48,416
GAR	Garage	108	38.140	4,120

Net Sketched Area:	2,976	Total:	
Size Ad	2056	Gross Are	4524	FinArea	2381
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.54
Special Features:	0	Val/Su Net:	184.64
Final Total:	549500	Val/Su SzAd	267.27

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	2017	4.20	T	5	101			800			800
2	Frame Shed	D	Y	1	6X8	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800